

RESOLUTION NO. 15-42

A RESOLUTION APPROVING A FINAL PLAT FOR SADDLEBACK FIRST FILING, REPLAT NO. 1 AND A FINAL DEVELOPMENT PLAN, AMENDMENT NO. 1 FOR SADDLEBACK PUD

WHEREAS, there has been submitted to the Board of Trustees of the Town of Firestone a request for approval of a final subdivision plat for Saddleback First Filing, Replat No. 1 and a Final Development Plan, Amendment No. 1 for Saddleback PUD; and

WHEREAS, all materials related to the proposed replat and final development plan amendment have been reviewed by Town Staff and the Firestone Planning and Zoning Commission and found with conditions to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies; and

WHEREAS, the Firestone Planning and Zoning Commission has held a properly noticed public hearing on the application, and has forwarded to the Board of Trustees a recommendation of approval, with conditions; and

WHEREAS, the Board of Trustees has duly considered the proposed replat and final development plan amendment and has held a properly noticed public hearing on the application; and

WHEREAS, the Board of Trustees finds that the proposed replat and final development plan amendment should be approved, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF FIRESTONE, COLORADO:

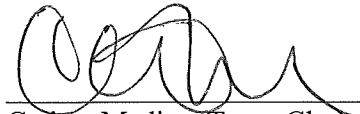
Section 1. The Board of Trustees of the Town of Firestone hereby approves the final plat for Saddleback First Filing, Replat No. 1 and the Final Development Plan, Amendment No. 1 for Saddleback PUD, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

INTRODUCED, READ, and ADOPTED this 12th day of August, 2015.




Paul Sorensen, Mayor

ATTEST:



Carissa Medina, Town Clerk

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EXHIBIT A
Saddleback First Filing, Replat No. 1
Final Development Plan, Amendment No. 1, Saddleback PUD
Conditions of Approval

1. Revise plat, FDP and supporting documents to address Town Engineer redlines and comments.
2. Add the following sentence to the first paragraph of the Project Concept section: "For the property described herein, this Final Development Plan, Amendment No. 1 supersedes and replaces in its entirety the Final Development Plan for Saddleback, First Filing recorded with the Weld County Clerk and Recorder on June 30, 2005 at Reception No. 329166."
3. Execute an Amended and Restated Subdivision Agreement in a form to be approved by the Town Board of Trustees.
4. Show an additional column in the center of the long reach of fence (type C) along Pine Cone Avenue.
5. Add a note clarifying that the location and length of the fencing that is located between the front of a house and the side lot line may vary somewhat based on the actual home unit constructed. The flexibility would also extend to the length of the side yard fencing.
6. For the fence type A, modify the height of the fence to be five feet.
7. Change fence type B to be only 5-foot tall vinyl fence type without columns.
8. Add a note stating the exterior fence is to be constructed by Owner/ Developer.
9. Add a note that the proposed temporary marketing sign located near the intersection of Pine Cone and Colorado Blvd. shall be placed only with the written permission of the property owner.
10. Provide a definition of the term "temporary" in the sign section.
11. Add a note that streetlights shall be LED type, as directed by the Town.
12. Provide soil amendment specifications for any dryland seed mix area. Also, provide maintenance specifications to assure proper establishment and ongoing maintenance of the dryland seed mix.

13. Modify the second paragraph of the Parks, Trails and Open Space section to state that the Owner/Developer of Filing 1 shall be responsible for the construction of a 10-foot wide crusher fines trail from the western boundary of Filing 1 to the Firestone Trail using the existing trail easement.
14. In the Setbacks section, remove the reference to the Architectural Control Committee.
15. In the Setbacks section, add a note that there shall be no encroachments into utility easements.
16. Remove sheet 18.